

The Altavista Planning Commission held a regularly scheduled meeting on Monday, February 28, 2011 in the Council Chambers at 5:00 PM.

Members present	-	Jerry Barbee, Chairman
		Bill Ferguson
		Laney Thompson
		Tim Wagner
		John Woodson
Also present	-	Cheryl Dudley
		John Eller
		Mark Thomas
		Dan Witt

The agenda was reviewed and approved as presented. A motion was made by Mr. Ferguson and seconded by Mr. Woodson. All members were in favor with none opposing.

The minutes from the regularly scheduled meeting on January 3, 2011 were reviewed and approved as presented. A motion was made by Mr. Ferguson and seconded by Mrs. Thompson. All members were in favor with none opposing. The minutes from the called meeting on January 18, 2011 were reviewed and approved as presented. A motion was made by Mr. Ferguson and seconded by Mrs. Thompson. All members were in favor with none opposing. The minutes from the regularly scheduled meeting on January 31, 2011 were reviewed and approved as presented. A motion was made by Mr. Ferguson and seconded by Mrs. Thompson. All members were in favor with none opposing.

Chairman Barbee opened the public hearing for the Special Use Permit application submitted by Virginia Electric Power Company (VEPCO) to amend its 1989 and 2007 permits. Mr. Witt provided the staff report and cited the 2007 amendments.

"At its regular monthly meeting June 12, 2007 the Altavista Town Council passed an ordinance amending the Special Use Permit originally granted to Ultra Cogen Systems, Inc., a division of Hadson Power Systems, Inc., hereinafter "Ultra Cogen" on April 11, 1989, upon application of Virginia Electric & Power Company, hereinafter "VEPCO" successor to Ultra Cogen. The original Special Use Permit was granted to Ultra Cogen and was by its terms binding upon Ultra Cogen and its successors and assigns and is therefore binding upon VEPCO. The provisions of the original Special Use Permit which were not amended continue in force from the date of the original Special Use Permit and are restated herein for clarity using "VEPCO (formerly Ultra Cogen)" as named permittee. The paragraphs which were amended by the June 12 ordinance are stated in italics."

"The amended conditions are issued subject to the generation facility now owned and operated by VEPCO (hereinafter "facility" or "plant") meeting each and every one of the conditions hereinafter set forth both original and amended and subject to continued compliance by VEPCO and its successors and assigns with each and every one of the conditions."

“Continued violation of any of the said conditions after notice and a hearing before the Town Council and a reasonable period to bring said violation into compliance shall, upon a resolution by the Town Council, void this Special Use Permit and VEPCO’s right to operate the facility shall thereupon terminate. The Town of Altavista reserves the right, without notice, to enter VEPCO’s property with its agents to conduct such examinations and testing as may be necessary to determine that VEPCO is in fact in compliance with all the terms of this Special Use Permit as amended. Wherever used herein the term “VEPCO” shall mean Virginia Electric and Power Company and its successors and assigns.”

Mr. Witt then presented the 29 specific conditions contained in the application that would be part of any recommendation to the Town Council.

SPECIFIC CONDITIONS

1. **Screening from Shopping Center.** VEPCO (formerly Ultra Cogen) shall provide and maintain screening along the northern boundary (between the shopping center and the facility site) consisting of a 6 – 8’ berm, landscaped with white pine or other coniferous trees 10-12’ in height, 15-20’ center to center spacing. Trees must be planted within 90 days of beginning of construction. The screening shall be maintained by VEPCO (formerly Ultra Cogen) so long as the plant is in operation.
2. **Screening from Route 29.** *VEPCO (formerly Ultra Cogen) shall provide and maintain 10-12’ white pines or other coniferous trees on northwestern border along Rt. 29, 15-20’ center to center spacing. Trees must be planted within 90 days of beginning of construction. The screening shall be maintained by VEPCO (formerly Ultra Cogen) unless the plant is screened by other structures.*
3. **Color of Structures.** All structures shall be painted or otherwise colored earth tone colors to blend with the natural background.
4. **Noise Control.** VEPCO (formerly Ultra Cogen) shall provide noise abatement measures to minimize noise to neighboring areas, as indicated in Table 5 page 36 of the Environmental Assessment dated February, 1989 prepared by Ultrasystems Environmental Services and shall not exceed the following noise levels:
 - A. Construction period (approximately 24 months):
 - 75-95 dBA @ 50 feet
 - 65 dBA @ 500 feet
 - 55 dBA @ 1,500 feet
 - B. Plant Operations:

Overall noise levels determined by summing the sound levels of the individual components at their loudest operating levels:

- 95 dBA at 3 feet
- 51 dBA at 500 feet
- 41 dBA at 1,500 feet

5. ***Coal, and Biomass-Related Fuel Products Receiving.*** VEPCO (formerly Ultra Cogen) may conduct on-site coal and biomass-related fuel products receiving and handling on such days and at such times as it deems necessary.
6. **Improvements to Wood Lane.** VEPCO (formerly Ultra Cogen) shall construct, at its own expense, the Wood Lane entrance from Route 29 in accordance with state standards for tractor trailers after the appropriate right-of-way has been obtained by the Town of Altavista.
7. ***Truck Traffic.*** See Paragraph 22.
8. **Road between Lane Company and plant.** VEPCO (formerly Ultra Cogen) shall obtain an easement for and construct and maintain a gravel surface road between the Lane Company and plant site on the river side of the Norfolk-Southern tracks to be used for wood deliveries from Lane Company and incidental traffic.
9. **Air and Water Pollution Control, etc. compliance with all State and Federal Requirements.** Prior to project operation, VEPCO (formerly Ultra Cogen) shall provide to Town copies of State Air Pollution Control Permits, State Water control Discharge Permits, State Water Control Board and Army Corps of Engineers Water Intake Permits, VDOT permits, Norfolk-Southern Railway permits and signed easements including an easement for the steam line to the Lane Company. VEPCO (formerly Ultra Cogen) shall operate its water intake from the Staunton River in a prudent manner consistent with the permit conditions specified by the State Water Control Board and Army Corps of Engineers.

As an express condition of this Special Use Permit, VEPCO (formerly Ultra Cogen) shall at all times maintain compliance with the requirements of all of said permits and violation of said permits shall constitute a violation of this Special Use Permit.

10. ***Dust Control.*** *VEPCO (formerly Ultra Cogen) shall provide on-site dust control measures to prevent fugitive ash, lime, coal and biomass-related fuel products from becoming a nuisance to surrounding land uses.*
11. **Erosion Control.** VEPCO (formerly Ultra Cogen) shall provide and adhere to a grading, drainage and erosion plan in accordance with, State and Town Erosion and Sedimentation Control Regulations.
12. **Plan for low flow in Staunton River.** VEPCO (formerly Ultra Cogen) shall provide a contingency plan for low flow in the Staunton River.
13. ***Floodway protection.*** All structures and/or modifications within the flood plain shall be designed and constructed so as to not increase flood levels upstream and to be in accordance with State Water Control Board and Town Regulations.
14. ***Coal and Biomass-Related Fuel Products, storage in flood plain.*** *If coal and biomass-related fuel products are stored in an area the elevation of which is below the 100 year flood plain, VEPCO (formerly Ultra Cogen) shall construct retaining walls or berms around the fuel piles listed above to height above 100 year flood plain elevation.*
15. **Ash Storage.** VEPCO (formerly Ultra Cogen) shall allow no ash storage on site outside enclosed silos.
16. **Glare from lighting.** VEPCO (formerly Ultra Cogen) shall shield the security lighting to minimize the nuisance to neighboring areas.

17. **Site Security – construction period.** VEPCO (formerly Ultra Cogen) shall provide an on-site security system during construction and operation of facility.
18. **Site Security.** VEPCO (formerly Ultra Cogen) shall provide a 6 foot high chain link security fence around all active work areas of the plant and all areas where dangerous materials are stored.
19. **Fire Control.** VEPCO (formerly Ultra Cogen) shall provide all fire control measures required by its insurance carrier and by the State Fire Marshall.
20. **Relocation of utilities.** All Town utilities which are relocated due to the construction and operation of the facility shall be relocated at the expense of VEPCO (formerly Ultra Cogen).
21. **VEPCO's (formerly Ultra Cogen) obligation in event of cessation of operations.** In the event that the plant ceases to operate for a reason other than repairs or other purpose consistent with the immediate renewal of operations and said shutdown period exceeds one year the facilities shall, within two years after the expiration of said one year shutdown period, be sold or transferred to another company which owner-operator will begin operations within a period of one year after said transfer. In the event that the said shutdown occurs without a renewal of operations within the stated periods VEPCO (formerly Ultra Cogen) shall, at its expense, within two years of the date of an order to do so from the Town Council remove the facilities (demolish the plant) and clear the site.

During any period of cessation of operations VEPCO (formerly Ultra Cogen) shall keep the site secure for the safety of the public.

22. ***Coal and Biomass-Related Fuel Products deliveries via truck.*** *A maximum of 50 trucks per day (on a rolling 30-day average) delivering coal and biomass-related fuel to the facility may enter the Town of Altavista from the south end of Town and proceed along Pittsylvania Avenue and north along U.S. Business Route 29 (Main Street) to the facility. All other trucks delivering coal and biomass-related fuel to the facility originating from the north, west, or south of the Town of Altavista shall enter the Town utilizing the U. S. Business Route 29 Bypass at the north end of Town and proceed south along U.S. Business Route 29 (Main Street) to the facility.*
23. ***Temporary Relief from Restrictions.*** *In the event that circumstances beyond the control of VEPCO (formerly Ultra Cogen), including, without limitation, emergencies, road or bridge construction, closures and/or weather events, cause on-site fuel storage to fall below a 7-day supply, the restrictions of Paragraph 22 shall be temporarily suspended until on-site fuel supply has been restored to a 10-day fuel supply, and in such event VEPCO (formerly Ultra Cogen) shall notify the Town Manager of Altavista, Virginia, or his/her designee (the "Town Manager") thereof.*
24. ***Parcels Affected by Special Use Permit; Site Plan.*** *That certain site plan attached to the original Special Use Permit, as amended on June 12, 2007, which is dated January 31, 1989 and entitled "Overall Site Plan Ultra/Cogen Altavista" is hereby amended, superseded and replaced by that certain site plan entitled "Drawing Showing Conceptual Design of Proposed Improvements on Parcel 84-A-12 & a Portion of Parcel 84-A-8D Owned by Frazier Estate Corp. & WS Frazier Lumber Co. Inc., Vista District, Campbell County, Virginia", and prepared by Dominion, Fossil & Hydro Technical Services, a copy of which is attached hereto as Exhibit A and made a part hereof by this reference.*

25. **Definition of Biomass Related Fuel.** *“Biomass related fuel” shall mean, for the purposes of this Special Use Permit, wood, wood waste, wood manufacturing industry byproducts, and/ or other organic plant material but shall exclude municipal solid waste, animals or animal waste.*
26. **Height Limitations.** *The storage of coal and biomass related fuel pile shall not exceed 100 feet in height above grade level of the parcels shown thereon and equipment/conveyors used in connection with storage and transferring of the biomass related fuel shall not exceed 150 feet in height above grade level of the parcels shown thereon.*
27. **Screening from Adjacent Parcels.** *VEPCO (formerly Ultra Cogen) shall (i) construct a berm with height(s) as high as good engineering practices allow taking into consideration the available space between the transmission easement and the boundaries between Tax Map Parcel Number 84-A-12 and Tax Map Parcel Numbers 83A-41122-6, 83A-41122-19 and 84-A-12B and (ii) plant trees and/or vegetation atop such berm. VEPCO (formerly Ultra Cogen) shall construct the berm within 45 days of the commencement of construction of improvements to the facility contemplated by the attached conceptual plan, and VEPCO (formerly Ultra Cogen) shall plant the trees and/or vegetation atop the berm within 120 days of the commencement of such construction. VEPCO (formerly Ultra Cogen) shall, at its option, either (i) construct an opaque fence or (ii) plant trees (which trees shall not exceed 10 feet in height when mature) along the boundary between Tax Map Parcel Number 84-A-12 and Tax Map Parcel Number 84-A-13. VEPCO (formerly Ultra Cogen) shall maintain the berm and the vegetation, trees and/or opaque fence.*
28. **Improvements to the Intersection of Main Street and Wood Lane.** *VEPCO (formerly Ultra Cogen) will commission a traffic study of the intersection of Main Street and Wood Lane, to be performed by a qualified third party traffic engineer, to determine whether improvements to the intersection will be required to accommodate the anticipated increase in traffic levels at the facility (the “Study”). Once completed, VEPCO (formerly Ultra Cogen) shall review the recommendations, if any, proposed by the Study with the Town Manager and the appropriate officials of the Virginia Department of Transportation. VEPCO (formerly Ultra Cogen), at its expense, will either accept the recommendations of the Study or consult with the Town Manager to develop alternative solutions that are mutually acceptable to VEPCO (formerly Ultra Cogen) and the Town Manager. If VEPCO (formerly Ultra Cogen) and the Town Manager are unable to reach a mutually acceptable solution for improvements to the intersection prior to the facility’s receipt of biomass related fuel necessary for commencing regular commercial operations, then the facility will not receive such deliveries of biomass related fuel until VEPCO (formerly Ultra Cogen) and the Town Manager reach a mutually acceptable solution regarding the recommendations of the Study; provided, however, the facility shall not be precluded from receiving or processing such biomass related fuel due to delays beyond the control of VEPCO (formerly Ultra Cogen) in constructing and/or implementing such mutually agreed upon solutions.*
29. **Contribution to Modifications to Intersection of Pittsylvania Avenue and Main Street.** *VEPCO (formerly Ultra Cogen) shall reimburse the Town of Altavista, Virginia, for relocating and/or repainting the existing “stop bar” for northbound traffic on Pittsylvania Avenue the intersection of Pittsylvania Avenue and Main Street in the Town of Altavista, Virginia, in an amount not to*

exceed Ten Thousand and 00/100 Dollars (\$10,000.00), provided that such relocation and/or restriping work is commenced within five (5) years of the date hereof.

This Amended Special Use Permit shall be effective on April ____, 2011.

The Public Hearing for the VEPCO amendment to the SUP that was adopted April 11, 1989 for Dominion Power opened at 5:15PM.

Mr. Barbee asked the applicant to come before the PC and present his request for the amendment of the SUP. He asked that everyone speaking give their name and address.

Emil Avram

120 Tredegar Street

Richmond, VA 23219

Presented the application for the proposed biomass conversion of the Altavista power station by means of power point. Attached is a copy of the presentation for the record.

The following persons spoke in favor of the SUP application

Mark Martin

7791 Leesville Road

Bedford, VA 24523

Mr. Martin stated that he is a hauler and supplier to the Dominion plant in Hurt, VA and is in favor of the changes because it allows a way to utilize the waste made in the logging business.

Steve Watson

516 Darrell Lane

Hurt, VA

Mr. Watson stated that he has concerns pertaining to the emissions coming from the smoke stacks from the plant in Hurt, VA. He has no problem with clean wood but there was some mention of manufactured wood products being used. He is in concern of any glues or resins that would be burned. The Hurt plant is right behind his house and he is concerned about what he and his family would be breathing.

Ronnie Snead

3175 Green Level Road

Scottsburg, VA 24589

Mr. Snead owns and operates KR Snead Trucking Company for over 30 years and is a member on the Halifax County Board of Supervisors. He is in support of the application because it is a benefit to land owners as well as the logging companies to haul chips; chips normally left behind that the land owner would have to clean in order to replant. His company also hauls the "flash" to local farmers to use as fertilizer.

Donnie Reaves

PO Box 29

Coleman Falls, VA 24563

Mr. Reaves stated that he is in favor of the SUP. He stated that it would be an increase in revenue and also help out Dominion.

Mike Nickols
158 Mill Acres Drive
Lynchburg, VA 24503

Mr. Nickols is the former plant manager for the Dominion in Altavista. He said he is in favor of the SUP as it would bring employment back to the Altavista plant.

Richard Hall
3848 Vineyard Road
Barboursville, VA 22923

Mr. Hall is a former employee of the Altavista plant and now employed at the Gordonsville plant. He is in favor of the Altavista plant re-opening so that he would be able to move back and work at the Altavista plant again. He is also a farmer and would appreciate consideration for the SUP for the ash byproducts used on the farmer's fields at no cost to them.

J.H. Fitzgerald
266 Big Rock Road
Tyro, VA 22976

Mr. Fitzgerald hauls chips to the Dominion plant in Hurt and he is in favor of the SUP. He stated that more markets are needed to haul the chips to.

Dino Newton
1008 Sunnybrook Lane
Halifax, VA 24558

Mr. Newton is a former employee of the Altavista plant and would like consideration of the SUP

Mark Fisher
5010 Stage Coach Road
Nathalie, VA 24577

Mr. Fisher is a former employee of the Altavista plant and would appreciate having the chance of potentially being employed at this plant again. In favor of the SUP

Mike Pickrel
716 Main Street
Altavista, VA 24517

Mr. Pickrel is business owner of Napa/CARQUEST Auto Parts in Altavista. He is in favor of the SUP because of the revenue this can bring to Altavista and his business of selling parts.

Dale Moore
1623 Peerman School Road
Altavista, VA 24517

Mr. Moore is a business owner of several businesses in Altavista. He is in favor of the SUP because of the jobs that can be brought back to Altavista.

Carl Barbour
1600 Wards Road
Hurt, VA 24563

Mr. Barbour is a former employee in favor of the SUP in hopes of potentially being employed at the Altavista plant again. It will also bring business back into Altavista.

Mark Younkin
1419 Hillcrest Street
Altavista, VA 24517

Mr. Younkin is President of PCM Industrial Services in Altavista. He stated that Virginia is operating in a deficit of power in the United States, which means they're not working with as much power within the state as they are using. As we go forward and power is needed in this country, there are many different types of generated power (wind, nuclear, etc) and biomass is one more way to generate needed power in this country. The return of 25 jobs in Altavista would be a good thing. All things need to be taken into consideration and he hopes the PC considers this issue favorably.

David Martin
34581 US 29 Highway
Gretna, VA 24557

Mr. Martin is a former employee at the Altavista plant and is in favor of this application. It is an opportunity to bring back good jobs for good people. A lot of the workers volunteered for civic organizations in the area and not just work in Altavista.

Richard Notestein
1622 Melinda Drive
Altavista, VA 24517

Mr. Notestein is a former employee and in favor of this application.

Bobby Nichols
1830 Orrix Creek Road
Evington, VA 24550

Mr. Nichols is a logger and hauler of wood chips to the plants in Altavista and Hurt. He stated that the logging business brings a lot of revenue to Altavista by them eating, buying fuel, banking and buying in Altavista.

Chairman Barbee recognized Mr. Avram to address Mr. Watson's concerns. He stated that the air emissions of the facility, which are nitrogen oxides and sulfur dioxides and other particles, would be reduced significantly converting from a coal fire facility to a biomass or wood based generating facility. Many of the emission components that are regulated by the State and Federal Government would decrease. There are some components that increase, mainly carbon monoxide because of the different chemical reactions in the boiler, or combustion reaction in the boiler. However, that does not contribute to the ozone production or acid rain. The components that are most highly regulated and of most concern to the region would be decreasing. The wood fuel being used would not include any toxins or resins or anything like that. Generally, if it's from the furniture industry it would be sawdust or any parts of the wood that would be leftover and not treated with resins, etc. The plant in Altavista would use the same type wood, suppliers, loggers, and haulers as the plant in Hurt.

Mr. Wagner asked Mr. Avram if their air permit was renewed. He said that they would have to apply for an air permit because of the emissions profile and they would submit the air permit application sometime in the second quarter of 2011. Once the permit is received they would be licensed to build and operate the facility. The air permit renews every five (5) years.

The public hearing was closed at 5:58 PM.

Mr. Ferguson stated that some of the concerns that several citizens have asked him about are a lot of things that were promised by Ultra Cogen and never followed through with; like the significant tax base of \$50 million dollars, 200 jobs under construction, which would have been about \$15 million in wages; the new permanent jobs; and all of the regional benefits from the coal line transportation payments of \$500 million over the project life. Many of these things didn't happen and a lot of people are concerned that all of the things that Dominion has projected and offered; with the revenue totals, tax figures, and jobs, if the same thing is going to happen twice?

Mr. Avram said that Dominion believes that if there were misrepresentations in the past they can't apologize for Ultra Cogen; but, Dominion has spent several months developing this proposal and opportunity and considered the estimated 50 construction jobs: they have looked at their records as far as how much fuel was delivered to the Hurt facility: they know how much they are paying the loggers and the suppliers and haulers: and, they feel like they have developed a good estimate on the economic benefit to the Town and region for the project.

Mr. Ferguson asked if there were any prospective companies or people that he thought might be interested in coming to Altavista. Mr. Avram said they would be willing to work with the Town to attract businesses and that they have an economic development group within Dominion that works with local governments for this kind of purpose. This could be an opportunity to bring in a "steam host" business. There are also other opportunities for this facility at the State level and at the Federal level. Renewable energy facilities are receiving a lot of attention from companies like Microsoft and Google for data centers. Between the Altavista and the Hurt facility there might be opportunities in the future to attract those kinds of companies to this region.

Mr. Ferguson then asked about the truck traffic on Main Street. VDOT did a study and it shows that the daily average traffic on Main Street from Pittsylvania Avenue is 13,800 and to add 50 more vehicles isn't going to make that big of a difference on impacting the Town traffic. But he stated he has concerns with the two intersections in town, at Pittsylvania and Main Street and at Wood Lane and Main Street. Mr. Ferguson believes that more needs to be done than has been offered, thus far, because it is really difficult for a truck to come around either corner without creating a traffic hazard. Improvements of the two intersections would make it a lot easier for him to accept their proposal.

Mr. Avram said that they have looked at that and talked with VDOT about it and he does agree that the turning radius is tight and that there is a very low cost solution. Moving the placement of the stop bars in the left turn southbound lane of Main Street will help out at that intersection until the upgrades are completed by VDOT. Mr. Ferguson said that he thinks as large as Dominion is that they should be able to encourage VDOT to make the upgrades happen sooner than later. Mr. Avram said that they will certainly work with the Town to make the case for any changes that might be required for further improvements of the intersection.

Mrs. Thompson said that after hearing that the number of trucks coming through Altavista when the Lane Company was in operation is similar to the proposed number in the Dominion SUP application, makes a difference on how she feels about the application. She stated that all of her other questions were already answered.

Mr. Wagner said that the only real issue he has is the traffic at the two intersections and any improvements there would be greatly appreciated. He also suggested adding language: municipal liquid waste, and municipal waste water bio solids (sludge) as materials that shall not be used and included in the definition for biomass.

Mr. Barbee asked that with the addition of 50 trucks at the intersection of Main and Pittsylvania Avenue, each day, if Mr. Avram knows about how many trucks will be going through that intersection to the Hurt plant on a daily basis. Mr. Avram said that on an average they have approximately 125 to 150 trucks delivering to the Hurt facility but the majority of these trucks are coming from the South.

Mr. Woodson asked if there has been or will need to be studies done for the biomass storage areas to determine if they will be a run off throughout the property and down to the river as a possible contaminant. Mr. Avram said that there would be a fully engineered storm water runoff system developed in two phases. There would be one, temporary, for the construction period and one for the permanent operation of the facility.

Mr. Ferguson said that he had one more item he would like to bring up. He said that the appearance is one thing that a lot of people had talked about also and he said that they have described it as a big old ugly plant. The talk of a berm and trees was another topic formerly discussed and it was not done. He asked how tall the wood chip pile was going to be. Mr. Avram said it would be up to 100 ft. Mr. Ferguson then asked how much of it would be visible with the berm and trees. Mr. Avram said that if they are able

to build a berm up to 15 ft. in some places it wouldn't be that high. Tall trees would also be planted in the areas outside of the transmission line easement. Inside the transmission easement area they would be limited to a 10 ft. tree height.

Mr. Barbee asked if the 100 ft. tall wood chip pile would be a 10 day supply. Mr. Avram said it would be about a 14 day supply.

Mr. Barbee asked if paper products would be used as well and if there would be odors associated with the operation. Mr. Avram stated that in a finished paper product, odors are created, but there would be no odor. He said they typically don't burn or store paper products because those products absorb a lot of water and moisture, more generally than wood does. Emmett Toms stated that the rotten egg or sulfur smell from a paper mill is a chemical process and Dominion would not be doing any of that type of process in their facilities in Altavista nor in Hurt. Once the plants commit to certain emissions limits they have to stick to them.

Mr. Ferguson made a motion to accept the amendment (with the condition mentioned by Mr. Wagner) to the SUP by Dominion. A second was made by Mrs. Thompson. All members were in favor with none opposing.

The condition mentioned by Mr. Wagner was to add to #25. Biomass related fuel, Municipal liquid waste, and municipal waste water bio solids (sludge).

The reasons for recommending the application are:

1. Economic, jobs, revenue, benefits to companies and farmers involved
2. Balance power requirements within Virginia
3. Renewable fuel – more so than coal
4. Burns cleaner and better for the environment
5. Ecological balance
6. Potential to attract steam host entities
7. Cleans areas cut for new “greenery” to be planted – reforest
8. Economic development – seek to expand economic base within the Town

A called meeting was scheduled for Monday, March 14, 2011 at 5:00PM to further discuss the zoning ordinance rewrite.

At the January 31st meeting staff initiated a discussion regarding changes and corrections to the existing zoning maps. The specific areas of discussion were east of Main Street on 3rd, 4th, and 5th Streets. These areas are currently zoned M-1 or C-2 but the recommendation from the Steering Committee is to eliminate the M-1 zone. Additionally, there are areas that are residential, mixed use, businesses, industry, and churches. The second area discussed is the block of 8th Street directly behind Town Hall. A resident from this block approached the PC at the onset of the ordinance rewrite requesting that this block be correctly rezoned to R-2- from its current zoning classification of C-2. This resident was told

that his request would be considered at the end of the rewrite process. The last area discussed is the two blocks on the east side of 9th Street which includes Commonwealth Mobile Home Park and the block past it across Broad Street. Both of these areas are zoned C-2 and the discussion centered on the possibility of rezoning all parcels in these blocks to R-2.

Mr. Witt talked with Mr. Eller and he concerns with a mass rezoning on 3rd, 4th, and 5th Streets. Staff recommends against a 'mass' rezoning of those areas to R-2, but rather only rezoning the parcels that were once M-1 to C-2. Realizing that much of this area is residential and the Future Land Use Map (FLUM) specifies medium density residential. Staff suggested that a change in zoning for this area should be driven by the landowner(s) or developer. Staff recommends rezoning the block directly behind Town Hall of 8th Street and the two blocks east of 9th Street to R-2 residential.

Mr. Ferguson made a motion that the PC accept the recommendation and a second was made by Mr. Woodson. All members were in favor with none opposing.

The meeting was adjourned at 6:52PM

Jerry Barbee, Chairman

Dan Witt, Assistant Town Manager